

**WILLIAMSBURG  
ARCHITECTURAL REVIEW BOARD MINUTES  
Tuesday, August 28, 2007**

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, August 28, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

**CALL TO ORDER AND ATTENDANCE**

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Edwards, Lane, Quarles and Hertzler. Board member Kent was absent and Mr. Klee arrived late. Staff members present were Deputy Planning Director Murphy and Secretary Scott.

**Consent Agenda**

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

**ARB**

**SIGN #07-041 The Genuine Smithfield Ham Shoppe/423 Prince George Street – Building Mounted & Awning Signage**

There being no questions or comments from the Board or the audience regarding the case on the Consent Agenda, Mr. Spence moved that the case be approved as submitted. Mr. Edwards seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Lane, Spence, Hertzler
Nay:	None
Absent:	Kent, Klee

**ARCHITECTURAL PRESERVATION DISTRICT**

**ARB #07-065 Brooks Land Corporation/105 Bacon Street- Exterior Change (wood to vinyl siding) – Approved with Conditions**

Mike Dudash, Brooks Real Estate, Inc., representing the owner/applicant, stated the cedar clapboard siding on the rear of the structure is in sad need of repair due to rot and deterioration. The applicant is proposing replacing the siding on the rear of the building,

as well as the dormers, with beaded vinyl siding. Mr. Dudash noted the thickness of the proposed vinyl is 0.20625 inches, which exceeds the City's requirement of a minimum of 0.042 inches. He added that the siding reveal will be 7.5 inches while the City's requirement is a minimum of 6.5 inches. In response to Mr. Lane's request, Mr. Dudash confirmed the siding is the accepted industry standard for quality, ASTM D3679.

Mr. Edwards asked if all the cedar siding will be removed first and Mr. Dudash said it would. [Mr. Klee arrived.] Mr. Dudash added that to repair the deteriorated siding would cost approximately \$3900 and to replace it would be \$3200. Mr. Lane noted this appears to be a maintenance issue, and he would prefer to see the original house maintained in wood. Mr. Quarles agreed with Mr. Lane, however, Mr. Dudash said it is only an aesthetics issue; that beaded vinyl would look better over the long run. Mr. Hertzler suggested the Board approve the vinyl for the back addition, but the dormers which are a composite material be restored to beaded wood siding with the wood trim and wooden stoop remaining wood. He added that this is a classic case of an owner not taking care of the property, and now wanting to replace it.

Mr. Klee said he can support this request because the property is in the AP-3 District where the ***Design Review Guidelines*** state vinyl siding can be considered on a case-by-case basis, and the vinyl siding is being considered for the later addition to the older main portion of the building.

Mr. Hertzler moved that the siding replacement be approved with the following conditions:

1. The original main portion of the dwelling (dormers, cornice, trim, etc.) to remain wood with any damaged wood being repaired and painted.
2. The dormers on the front of the building being restored to beaded wood siding with the siding and trim painted white.
3. The siding on the rear addition being replaced with beaded vinyl siding conditioned upon information being submitted to staff that the proposed vinyl siding meets the standards set forth in the ***Design Review Guidelines*** for vinyl siding.

Mr. Lane seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Lane, Klee, Spence, Hertzler
Nay:	None
Absent:	Kent

**ARB #07-066 Saras/203 Armistead Avenue – Exterior Change (cover windows with plywood)**

Because there was no representative present at this time, the Board moved this case to the end of tonight's meeting.

## **CORRIDOR PROTECTION DISTRICT**

No cases in this district.

## **SIGNS**

**SIGN #07-040 Waterfall Ice/1660 Richmond Road - Monument Sign – Withdrawn by the applicant prior to the meeting.**

**SIGN #07-041 The Genuine Smithfield Ham Shoppe/423 Prince George Street – Building Mounted & Awning Signage was approved under the Consent Agenda.**

## **CONCEPTUAL REVIEW**

**ARB #07-067 CWF/Quarterpath Shopping Center/1450 Quarterpath Road – New Shopping Center**

Jim Gresock, Stephan Gordon, Rhett Moody and Fred Thompson representing the applicant S.L. Nusbaum Realty Company, were present with conceptual plans and samples of materials for the 100,000-125,000 square foot Quarterpath Crossing Shopping Center. Mr. Gresock noted this will be the fourth project the company has in the Williamsburg/James City County area; Monticello Marketplace, Marketplace Shoppes and WindsorMeade Martketplace. Representatives for the Williamsburg project have been working with Reed Nester and planning staff for the last year. Mr. Gresock added that they are near to confirming an anchor grocery store.

Mr. Thompson presented the plans for the inline stores as well as very preliminary plans for the out parcels. He said the design and colors for the inline stores will be repeated in the freestanding parcels. Four-sided brick buildings are proposed with just a little bit of green on the grocery store.

Mr. Spence said it is unfortunate that the initial view from Rt. 199 is the drive-in portion of a bank. Mr. Hertzler agreed and added his concern that the main entrance off Quarterpath Road presents the rear view of buildings and asked if they can be dressed up. Mr. Thompson responded that the design team's revisions will reflect that concern. Mr. Hertzler also expressed concern with the gabled parapets and asked attention be directed to rectification of their presentation as a façade.

Mr. Thompson stated they have decided not to use synthetic slate because it fades and isn't consistent; instead, metal will be used for the roof. A green-tinted glass will be used for the grocery store in order to protect products from the sun, but the retail stores will have regular glass to insure a clear visual of their non-perishable products.

Regarding signage, Mr. Gordon said white channel letters will be used with the design being reviewed by the developer prior to submittal to the City's Architectural Review Board.

Mr. Thompson noted their intended next step will be a final design submission in October simultaneous with site plan review. Mr. Lane responded that choice of materials and proportions seem appropriate.

**Minutes for August 14, 2007**

The minutes for the August 14, 2007 meeting were approved as corrected viva voce.

**ARB #07-066      Saras/203 Armistead Avenue – Exterior Change (cover windows with plywood) – Denied**

Although there was still no representative present, the Board discussed the proposed covering of the broken-out windows with plywood painted white. Mrs. Murphy noted the property had been cited by the City's Code Compliance division after being notified by the police department. She said the property has been vacant for a number of years and is on the City's listing of buildings 50 years old or older with a construction date of 1929. Mr. Quarles moved denial of the request for the following reasons:

- This property is located in the AP-1 Architectural Preservation District which is the most restrictive district and installing plywood on a significant building is not appropriate in this district;
- The use of plywood for windows is not an appropriate window material in the AP-1 Architectural Preservation District; and
- Boarding up the windows will significantly affect the appearance of the building and the surrounding area.

Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Quarles, Lane, Klee, Spence, Hertzler
Nay:	None
Absent:	Kent

There being no further business the meeting adjourned at 7:30 p.m.

Dee Scott  
Secretary